

Comprehensive Plan Implementation Committee Minutes Thursday, February 5th, 2009

Present: E. Martz, J. Papacosma, B. Taylor, D. Chipman, L. Huntington; Planner C. Tukey

Absent: R. Neiman, R. Brooks

Minutes of the January 15th, 2009, meeting were accepted as sent.

New maps from the consultants have arrived that are aiming at finding areas where denser growth would be suitable.

Three Ransom maps were reviewed: Water Resource Protection
Groundwater Quality
Synthesis, taking constraints into consideration

During the discussion of water quality problems, it was pointed out that deeper casings on drilled wells may be installed at the time of drilling or later on to control coliform bacterial contamination.

The Open Space Focus Areas Map was reviewed. It shows wetlands, built-up areas, protected land, valuable habitat, undeveloped land, and identifies 12 areas throughout town considered particularly significant for protection.

The revised Village Boundaries Map from the CPIC consultants identifies areas appropriate as future village/growth areas.

Criteria for Village Areas:

1. Close (within ¼ mile) to dense development
2. Absence of constraints
3. Suitable soils

Two other possible criteria for Village Areas:

4. Infill Opportunities
5. Open Space available

In presenting future growth areas to the public, CPIC needs to stress to the public that the value of their land remains the same.

Possible Village Areas (from the our consultants)

Note: areas of roughly 200 acres are considered ideal, with a radius of ¼ mile that encourages walking.

1. Cundy's Harbor Village
2. North Harpswell (close to town boundary on Route 123)
3. Allen Point/Harpswell Center (includes historic buildings)
4. South Harpswell (south of West Harpswell School) to include Stover's Point, Basin Point, but not Ash Point) This 1600 acre area could be divided into several (maybe 4- 3) separate village areas.
5. Possibly Indian Point and Gurnet Landing (off the Cundy's Harbor Road) Has infill lots, but water there is a problem.

6. North Harpswell in the traffic blinker area – already starting to build up
7. Orr's Island – post office, library area
8. Bailey Island – entire island
9. north end of Great Island – Harpswell-by-the-Sea area

Committee members will need to work on these and other proposals for future growth areas.

Next meeting: Thursday, March 5th, 3 p.m.